



WILLIAM T FUJIOKA  
Chief Executive Officer

County of Los Angeles  
**CHIEF EXECUTIVE OFFICE**

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

*"To Enrich Lives Through Effective And Caring Service"*

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

March 05, 2013

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

27 March 12, 2013

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**DEPARTMENT OF PUBLIC WORKS:  
MANHATTAN BEACH LIBRARY PROJECT  
CERTIFY ADDENDUM TO ENVIRONMENTAL IMPACT REPORT  
APPROVE QUITCLAIMS AND GRANT OF EASEMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD DESIGN-BUILD CONTRACT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REIMBURSEMENT RESOLUTION  
SPECS. 7168; CAPITAL PROJECT NOS. 70982 and 70983  
(FOURTH DISTRICT)  
(4 VOTES)**

**SUBJECT**

Approval of the recommended actions will certify the Addendum to the Environmental Impact Report; approve quitclaims and grant of easement; approve appropriation adjustment and the revised Project budget; and award a design-build contract for the Manhattan Beach Library Project.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Acting as a responsible agency for the Civic Center/Metlox Development Environmental Impact Report previously certified by the City of Manhattan Beach and as lead agency for the Addendum prepared in compliance with the California Environmental Quality Act by the County for the Manhattan Beach Library Project, certify that the Board has independently considered and reached its own conclusions regarding the environmental impacts of the library portion of the project as shown in the final Environmental Impact Report and the Addendum; adopt applicable measures from the Mitigation Monitoring and Reporting Program as they relate to the library portion of the project,

finding that these sections of the Mitigation Monitoring and Reporting Program are adequately designed to ensure compliance with the applicable mitigation measures during implementation of the library portion of the Project; find that there are no further feasible alternatives or feasible mitigation measures within the Board's power that would substantially lessen or avoid any significant effect, if any, the library portion of the Project would have on the environment; and determine that any significant adverse environmental effects, if any, of the library portion of the Project have either been reduced to an acceptable level or are outweighed by the specific considerations of the library portion of the Project, as outlined in the applicable Environmental Findings of Fact and Statement of Overriding Considerations, which applicable findings and statement are adopted and incorporated herein by reference.

2. Approve the Manhattan Beach Library Project, find that C.W. Driver, Inc., is the responsive and responsible proposer that submitted the most advantageous and best value proposal for the Project, and award a design-build contract to C.W. Driver, Inc., for a not-to-exceed contract sum of \$18,448,919 (inclusive of the negotiated base price proposal of \$18,316,919 and \$132,000 for demolition of existing library building), contingent upon submission of acceptable performance and payment bonds, and evidence of required insurance filed by C.W. Driver, Inc.
3. Establish and approve Capital Projects Nos. 70982 and 70983 and approve the revised total Project budget of \$26,270,496 for the Manhattan Beach Library Project funded by Surplus City Library Taxes and long-term bond proceeds.
4. Approve the appropriation adjustment increasing the appropriation in Capital Project No. 70982 to \$14,100,000 and in Capital Project No. 70983 to \$11,038,000, which together will fully fund the Manhattan Beach Library Project.
5. Adopt the "Resolution of the Board of Supervisors of the County of Los Angeles Declaring its Intention to Reimburse Certain Capital Expenditures from the Proceeds of Taxable or Tax-Exempt Obligations (Manhattan Beach Library Project)".
6. Approve and authorize the Chairman to execute the grant of utility easement from the County to the City of Manhattan Beach and the quitclaim of real property from the County to the City of Manhattan Beach; and approve and authorize the Director of Public Works, or her designee, to accept the quitclaim of real property from the City of Manhattan Beach to allow for construction of the Manhattan Beach Library Project.
7. Authorize the Director of Public Works, or her designee, to execute consultant services agreements with stipend amounts of \$25,000 with both the second and third highest ranked eligible design-build proposers, meeting the stipend eligibility criteria in the Request for Proposals for the preparation of proposals, each funded by existing project funds.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will certify the Addendum to the City of Manhattan Beach's (City) previously certified final Environmental Impact Report (EIR) and adopt applicable mitigation measures and applicable sections of the City's Environmental Findings of Fact and Statement of Overriding Considerations for the proposed Manhattan Beach Library Project (Project); authorize an even exchange of properties between the County and the City for construction of the Project and the granting of a utility easement to the City; approve appropriation adjustment and the revised total Project budget; and award a design-build contract for the Project located at 1320 Highland Avenue,

Manhattan Beach, California 90266.

### Project Implementation

The proposed Project will replace the existing single-story 12,188 square-foot County library located on County property within the City Civic Center with a new two-story 21,500 square-foot library facility on the same site. The proposed library will include adult reading areas; a teen area and children's/early childhood area with dedicated programming space; a homework center; group study/tutoring rooms; a 100-seat community meeting room; express-service checkout machines at the lobby; automated materials handling system; information services desks; public access computers; WiFi; staff areas; public restrooms; and associated site improvements, including landscaping, walkways, and security lighting.

### Design-Build Contract Award

On January 5, 2012, the Department of Public Works (Public Works) issued a Request for Proposals (RFP) for design-build services for the Project. A total of 24 firms submitted prequalification questionnaires in response to the RFP, and the three highest scoring prequalified proposers were short-listed and invited to participate in the second part of the RFP for submission of technical and cost proposals. Based on the criteria stated in the RFP, C.W. Driver, Inc. (C.W. Driver), submitted the most advantageous and best value proposal for design and construction of the proposed Project.

We recommend awarding the design-build contract to C.W. Driver for a not-to-exceed contract sum of \$18,448,919, inclusive of the negotiated base price proposal of \$18,316,919 and \$132,000 for demolition of the existing library building.

C.W. Driver's original base price proposal of \$20,044,984 was approximately \$6,082,984 higher than the amount of \$13,962,000 allocated for the design-build contract in the capital project budget, including \$1,462,000 for the furniture, fixtures, and equipment. Subsequently, Public Works, in conjunction with the County Public Library, conducted negotiations with C.W. Driver for value engineering to reduce C.W. Driver's base price proposal cost closer to the available funding identified for the Project. These negotiations resulted in a negotiated base price proposal of \$18,316,919.

In addition, C.W. Driver submitted an alternate cost proposal of \$132,000 for demolition of the existing library building. This work was originally going to be handled by Public Works as a separate contract using a Job Order Contract, and \$500,000 was allocated in the capital project budget for the demolition work. Given the favorable cost proposal for the demolition work proposed by C.W. Driver, and in an effort to better allow them to manage and expedite the demolition work in coordination with the new construction, this work is now proposed to be included as part of the recommended design-build contract.

The recommended design-build contract also includes \$1,653,625 for a portion of the furniture, fixtures, and equipment (tables, chairs, built-in casework, book shelving, interactive children's display, modular work stations, book self check-out units, and staff lockers) as part of the negotiated base price proposal to expedite procurement and installation by the design-builder in coordination with the other finish trades. The remaining furniture, fixtures, and equipment (computers, printers, fax machines, and copier machines) and interior signage estimated at \$175,000 will be procured and funded separately by the County Public Library through their operating budget.

Under the design-build process, the County has the opportunity to use all aspects of all submitted

proposals by paying a stipend to each qualifying proposer that is not selected for contract award. Upon the Board's approval, the second and third highest ranked proposers will each be paid a stipend of \$25,000, which affords the County the right to use information and ideas contained in the proposals submitted by such proposers.

#### Quitclaims and Grant of Easement

As part of the Project, the County will quitclaim 629 square-feet of real property from the County library site to the City, and the City will quitclaim 629 square-feet of real property from the adjacent City Civic Center to the County in an even exchange of properties to allow for construction of the Project. The exchange of properties is required in order to construct the new library building along Highland Avenue and adjacent to the City Hall Plaza with the proper clearance and setback requirements required under the Building Code. In addition, the County will grant a utility easement for underground sewer, storm drain, telephone, power and communication lines to the City for existing underground utilities that serve the City Civic Center and extend across the eastern edge of the County library site. The quitclaim and easement documents (Attachment E) were prepared by Public Works and have been reviewed and approved by the City.

#### Green Building/Sustainable Design Program

According to the County's Energy and Environmental Policy, the proposed Project is required to achieve Leadership in Energy & Environmental Design (LEED) Silver level certification. However, as requested by the City, the Project will be designed and constructed to achieve the United States Green Building Council Leadership in Energy and Environmental Design Gold level certification by incorporating sustainable design features to optimize energy and water use efficiency, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3) by investing in public infrastructure that will enhance cultural, recreational, and lifelong learning opportunities for County residents.

#### **FISCAL IMPACT/FINANCING**

The recommended design-build contract with C.W. Driver is for \$18,448,919. The total proposed Project cost, including scoping documents, consultant services, plan check, construction, furniture and equipment, civic art, telecommunications, miscellaneous expenditures, and County services, is currently estimated at \$26,270,496, which reflects an increase of \$3,699,496 from the previously approved project budget of \$22,571,000. The increase in the proposed Project cost is based on the negotiated design-build contract value. The Project Schedule and Budget Summary are detailed in Attachment A.

The proposed Project will be funded with \$12,170,496 in annual property taxes that have been collected from Manhattan Beach property owners for the County Public Library, which exceed the annual cost of providing library services to the City (Surplus City Library Taxes) and \$14,100,000 in long-term leasehold revenue bonds. Annual debt service payments associated with such long-term bonds will be repaid from the Surplus City Library Taxes. Ultimately, all costs attributable to the completion and ongoing operation of the proposed Project will be funded from Surplus City Library Taxes.

To date, \$6.2 million in Surplus City Library Taxes have been accumulated to fund the proposed Project. The accumulation of a projected additional \$6.0 million in Surplus City Library Taxes is also anticipated to be available to fund construction costs prior to the Project's completion, resulting in a total offset of \$12.2 million in Project costs. The remaining \$14.1 million in Project costs will be funded through the issuance of long-term leasehold revenue bonds, which will be repaid from Surplus City Library Taxes. Notwithstanding the availability of Surplus City Library Taxes in the County Public Library Operating Budget designated for Manhattan Beach Library and provisions in the MOU with the City of Manhattan Beach regarding the payment of debt service, the issuance of long-term bonds represents an obligation of the County with full responsibility for payment of the annual debt service on the bonds.

On February 11, 2013, the Manhattan Beach City Council approved and executed an Amended and Restated Memorandum of Understanding with the County that commits the City's Library property taxes to completion and ongoing operation of the Project, including repayment of any leasehold revenue bonds issued to complete the Project. The Chief Executive Officer and the Treasurer Tax Collector will return to the Board with final recommendations regarding the issuance of leasehold revenue bonds for the proposed Project no later than June 30, 2013. Approval of the attached appropriation adjustment will increase the appropriation in Capital Project No. 70982 to \$14,100,000 funded by long-term bond proceeds, which will be repaid from future Surplus City Library Taxes; and in Capital Project No. 70983 to \$11,038,000 funded by Surplus City Library Taxes to fully fund the proposed Manhattan Beach Library Project. Previously, \$1,132,496 has been spent on the pre-design of the proposed Project under Capital Project No. 69571 and was fully funded by Surplus City Library Taxes.

#### Reimbursement Resolution

In order to optimize the reimbursement of Project costs from leasehold revenue bonds and to comply with federal tax regulations governing the recovery of capital costs, we are requesting that the Board execute the attached Reimbursement Resolution for the Project, as approved by County Counsel.

In circumstances where funds will be temporarily expended to pay Project costs ending the issuance of tax-exempt bonds or commercial paper, Treasury regulations provide generally that those funds can be reimbursed with the proceeds of the tax-exempt bonds or commercial paper only if there is clear evidence around the time of the expenditures of an intention to reimburse the funds temporarily used.

Specifically, the regulations require the Board to adopt a Resolution, which states the following:

1. the Board's intention to finance expenditures related to capital projects;
2. a statement that any such expenditures would be financed through a tax-exempt issuance of bonds or commercial paper;
3. a general description of the proposed Project whose expenditures would be reimbursed from the proceeds of such an issue; and
4. identification of the expected source(s) of funds, which would initially pay for such expenditures and the maximum principal amount of bonds or commercial paper expected to be issued for the proposed Project.

The attached Resolution (Attachment F) meets IRS regulations and will allow for reimbursement of County expenditures for the Project from future bond or commercial paper sales.

### Operating Budget Impact

The County Public Library's Fiscal Year (FY) 2011-12 operating budget for the Manhattan Beach Library was \$1,697,000. It is anticipated that the new library will begin operation in FY 2014-15. The annual operating budget for the new Manhattan Beach Library is estimated at \$2,045,000 based on increased staffing, support, facility maintenance, and other operating costs that will be required. This represents a net increase of approximately \$348,000. The County Public Library projects that the City will have sufficient property tax revenues to cover the increased operating costs for the new library. Any operational cost savings resulting from the closure of the library during construction will be used to fund Project costs until such time as the new library is operational. The City is aware that payment of the bond will have priority over library services. Under the terms of the Memorandum of Understanding (MOU) in any year, should there be insufficient funds to operate the Manhattan Beach Library after payment of bond obligations, the County Library may reduce service levels to match available revenue. The City would then have the option of providing additional operational revenue of advancing operational funds to the library that could be repaid with interest from future excess property tax revenues. In addition to annual operating costs, a one-time start-up cost of \$175,000 is required to purchase equipment (computers, printers, fax machines, and copier machines) and signage for the new facility.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On September 28, 2010, the Board delegated authority to the County Librarian to execute a MOU with the City, which will govern the use of property tax dollars apportioned to the County from property within the City for the purpose of providing library services at the Manhattan Beach Library. The final MOU was executed by the parties on March 31, 2011. The Board also delegated authority to the County Librarian to amend the MOU as needed. In February 2013, the MOU was amended and restated, superseding the initial agreement to reflect the City's participation in the construction of the new library, including the provision of logistical support for construction activities and space to be used by the County Library to provide temporary library service until construction of the new library is completed.

Pursuant to the Board's Civic Art Policy adopted on December 7, 2004, and revised on December 15, 2009, the Project budget includes 1 percent of design and construction costs to be allocated to fund Civic Art for the Project.

### **ENVIRONMENTAL DOCUMENTATION**

The EIR for the Civic Center/Metlox Development was prepared and previously certified by the City as the lead agency on April 17, 2001. The Civic Center/Metlox Development consisted of a partial redevelopment of the City Civic Center site, including the demolition and reconstruction of the City's Police and Fire Department facilities and County's library, and the development of a new mixed-use commercial center adjacent to the Civic Center.

Since certification of the Final EIR, the combined City's Police and Fire Department Facility and the Metlox mixed-use commercial center have been completed by the City and are in full operation. The library component of the approved Project was never built, and the existing County's library has remained in operation.

The library component analyzed in the previously certified EIR consisted of an addition to or demolition and reconstruction of the existing 12,100 square-foot single story library to create a new approximately 40,000 square-foot facility with roughly 30,000 square-feet for library space and 10,000 square-feet for a 99-seat cultural arts center.

The County, in conjunction with the City, is now proposing to move forward with a refined library project that will consist of demolishing the existing library and constructing a new two-story 21,500 square-foot library. Development of the cultural arts center is no longer proposed as part of the refined library project.

The addendum to the certified EIR (Attachment B) was prepared by the County to evaluate the environmental impacts of the refined library project in comparison to the approved library component analyzed in the previously certified EIR, and determine if the refined library project would result in any new or increased impacts from those identified in the previously certified EIR.

The analysis presented in the Addendum demonstrates that the environmental impacts of the refined library fall within the scope of the environmental impacts previously identified and analyzed in the certified EIR. Therefore, the refined library would not result in any new significant impacts or a substantial increase in any previously identified impacts.

Applicable mitigation measures contained in the previously certified EIR pertaining to aesthetics, air quality, hazards/hazardous materials, hydrology/water quality, noise, public services will continue to apply to the refined library project and are included in the Addendum to the certified EIR.

Upon the Board's approval of the proposed Project, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code and pay the required filing and processing fees with the Registrar-Recorder/County Clerk for \$2,994.

## **CONTRACTING PROCESS**

On January 5, 2012, Public Works issued the RFPs, including the standardized prequalification questionnaire, while the scoping documents were being prepared. This contract opportunity was listed in the County's "Doing Business with Us" website. The first part of the RFP required prospective design-build firms to submit response to the standardized prequalification questionnaire. On March 8, 2012, 24 firms submitted prequalification questionnaires. Additionally, the RFP specified that the three highest scoring prequalified proposers would be short-listed and invited to participate in the second part of the RFP for submission of technical and cost proposals. The three short-listed firms were SJ Amoroso Construction, Inc., C.W. Driver, and Pankow.

On July 11, 2012, Public Works requested technical and cost proposals from the three short-listed prequalified firms. On September 20, 2012, technical and cost proposals were received. On November 15, 2012, the proposals were evaluated and ranked based on technical design and construction expertise, design-build team personnel and organization, proposed delivery plan and schedule, price, life cycle costs, skilled labor force availability, acceptable safety record, and target price solutions. The evaluation was completed without regard to race, creed, color, or gender. C.W. Driver's proposal received the highest score and was determined to be the best value in accordance with the provisions of the RFP. A scoring summary of the proposals is included in Attachment D.

A standard design-build contract, in a form previously approved by County Counsel, will be used. The contract will contain terms and conditions supporting your Board's ordinances, policies, and programs, including, but not limited to, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs, Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees regarding the Federal Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board directed clauses that provide for contract termination and renegotiation.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The existing Manhattan Beach Library will be closed during construction of the new expanded library facility on the same site. The County Public Library, in conjunction with the City, has developed a plan to provide temporary library services during construction at another location within the City Civic Center. The demolition of the existing library is scheduled to begin in July 2013 to allow the existing library to remain open as long as possible prior to the start of construction.

### **CONCLUSION**

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Projects Division; the Public Library; and the Department of Public Works, Project Management Division I.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:RLR:DJT  
DKM:AC:zu

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Arts Commission  
Public Library  
Public Works



**DEPARTMENT OF PUBLIC WORKS:  
MANHATTAN BEACH LIBRARY PROJECT  
CERTIFY ADDENDUM TO ENVIRONMENTAL IMPACT REPORT  
APPROVE QUITCLAIMS AND GRANT OF EASEMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD DESIGN-BUILD CONTRACT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REIMBURSEMENT RESOLUTION  
SPECS. 7168; CAPITAL PROJECT NOs. 70982 and 70983**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Scoping Document Contract Award	08/31/2011*	
Prequalify Design-Builders	07/05/2012*	
Project Scoping Documents	07/11/2012*	
Award Design-Build Contract	08/31/2012	03/05/2013
Construction Documents	11/30/2012	07/05/2013
Jurisdictional Approvals	01/31/2013	10/03/2013
Library Demolition	01/31/2013	10/03/2013
Construction Start	02/28/2013	10/21/2013
Substantial Completion	06/30/2014	01/15/2015
Final Acceptance	09/30/2014	03/12/2015
Library Grand Opening	12/31/2014	04/13/2015

\*Actual completion date.

**II. PROJECT BUDGET SUMMARY**

<b>Budget Category</b>	<b>Board- Approved Budget</b>	<b>Impact of This Action</b>	<b>Revised Project Budget</b>
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
Design-Build Contract	\$12,500,000	\$5,948,919	\$18,448,919
Job Order Contract (abatement & demolition)	500,000	(500,000)	0
Change Orders	2,500,000	240,577	2,740,577
Telecommunication Equip-Affixed to Building	750,000	0	750,000
Civic Art	137,000	0	137,000
Other: Utility connections	100,000	0	100,000
Subtotal	\$16,487,000	\$5,689,496	\$22,176,496
Programming/Development	\$ 0	\$ 0	\$ 0
Plans and Specifications (Scoping Documents)	\$ 1,300,000	(\$ 100,000)	\$ 1,200,000
Plan Check and Jurisdictional Review	\$ 79,000	\$ 54,000	\$ 133,000
Consultant Services			
Site Planning (Phase I Site Assessment)	\$ 0	\$ 0	\$ 0
Hazardous Materials (Survey and Monitoring)	75,000	(25,000)	50,000
Materials Testing and Deputy Inspection	200,000	0	200,000
Cost Estimating	0	0	0
Topographic Surveys	10,000	0	10,000
Constructability Review	50,000	(10,000)	40,000
Consultant Services (Library Consultant)	50,000	(50,000)	0
Geotechnical Survey	10,000	0	10,000
Environmental Documents (EIR/ND/CE)	400,000	(200,000)	200,000
Other: (Building Commissioning)	75,000	0	75,000
Subtotal	\$ 870,000	(\$ 285,000)	\$ 585,000
Furniture, Fixtures, and Equipment *	\$ 1,640,000	(\$1,640,000)	\$ 0
Miscellaneous Expenditures	\$ 15,000	0	\$ 15,000
County Services			
Code Compliance and Quality Control Inspection	\$ 550,000	\$ 0	\$ 550,000
Design Review	100,000	0	100,000
Contract Administration	80,000	55,000	135,000
Project Management	1,218,000	(128,000)	1,090,000
Project Management Support Services	0	0	0
ISD ITS Communications	70,000	0	70,000
Project Technical Support	60,000	36,000	96,000
Consultant Contract Recovery	72,000	18,000	90,000
County-wide Contract Compliance Section	20,000	0	20,000
PM/CM As-Needed Contract	10,000	0	10,000
Subtotal	\$ 2,180,000	(\$ 19,000)	\$ 2,161,000
<b>Total</b>	<b>\$22,571,000</b>	<b>\$3,699,496</b>	<b>\$26,270,496</b>

\*\$1,640,000 of furniture, fixtures, and equipment included as part of design-build contract.

**ATTACHMENT B**

**DEPARTMENT OF PUBLIC WORKS:  
MANHATTAN BEACH LIBRARY PROJECT  
CERTIFY ADDENDUM TO ENVIRONMENTAL IMPACT REPORT  
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APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REIMBURSEMENT RESOLUTION  
SPECS. 7168; CAPITAL PROJECT NOS. 70982 and 70983**

**ADDENDUM TO ENVIRONMENTAL IMPACT REPORT  
FINAL ENVIRONMENTAL IMPACT REPORT  
FINAL ENVIRONMENTAL IMPACT REPORT REVISIONS  
DRAFT ENVIRONMENTAL IMPACT REPORT  
DRAFT ENVIRONMENTAL IMPACT REPORT TECHNICAL APPENDICES  
CITY OF MANHATTAN BEACH RESOLUTION NOS. 5659, 5725 AND 5769  
(See Attachment)**

**ATTACHMENT C**

**DEPARTMENT OF PUBLIC WORKS:  
MANHATTAN BEACH LIBRARY PROJECT  
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SPECS. 7168; CAPITAL PROJECT NOS. 70982 and 70983**

**APPROPRIATION ADJUSTMENT  
(See Attachment)**

COUNTY OF LOS ANGELES

## REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

DEPT'S.  
NO. 060

March 5, 2013

## AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

## ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 12-13

4 - VOTES

SOURCESUSES

BA DETAIL - SEE ATTACHMENT

BA DETAIL - SEE ATTACHMENT

SOURCES TOTAL: \$ 25,138,000

USES TOTAL: \$ 25,138,000

JUSTIFICATION

Reflects revenue increase in the Capital Project Nos 70982 and 70983 to fully fund the Manhattan Beach Library Project.

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

*[Signature]*  
AUTHORIZED SIGNATURE

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

27

MAR 12 2013

*[Signature]*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR ---

☐ ACTION

☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

*[Signature]*

B.A. NO. 162

Feb. 25

20 13

☐ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

*[Signature]*

2/25

20 13

COUNTY OF LOS ANGELES  
REQUEST FOR APPROPRIATION ADJUSTMENT  
CAPITAL PROJECTS/REFURBISHMENTS  
FISCAL YEAR 2012-13

4 - VOTES

**SOURCES**

PUBLIC LIBRARY

PUBLIC LIBRARY

Manhattan Beach Library (4)  
J12-CP-96-9919-65044-70983  
Rev: Operating Transfer In/CP  
INCREASE REVENUE

\$ 11,038,000

PUBLIC LIBRARY

Manhattan Beach Library Bond (4)  
J20-CP-96-98XX-65044-70982  
Long Term Debt Proceeds/CP  
INCREASE REVENUE

\$ 14,100,000

TOTAL

\$ 25,138,000

**USES**

PUBLIC LIBRARY

PUBLIC LIBRARY

Manhattan Beach Library (4)  
J12-CP-6014-65044-70983  
Capital Assets - Building and Improvement  
INCREASE APPROPRIATION

11,038,000

PUBLIC LIBRARY

Manhattan Beach Library (4)  
J20-CP-6014-65044-70982  
Capital Assets - Building and Improvement  
INCREASE APPROPRIATION

\$ 14,100,000

TOTAL

\$ 25,138,000

The appropriation adjustment is necessary to fully fund the Manhattan Beach Library Project.

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

27

MAR 12 2013

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

BA162

*Cosgrove*  
2/25/13

**ATTACHMENT D**

**DEPARTMENT OF PUBLIC WORKS:  
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AWARD DESIGN-BUILD CONTRACT  
SPECS. 7168; CAPITAL PROJECT NOS. 70982 and 70983**

**DESIGN-BUILD PROPOSAL SUMMARY AND RANKING**

<b>Proposer</b>	<b>Best Value Score (Max. Score = 1,000)</b>	<b>Base Price Proposal</b>	<b>Alternate 1</b>
C.W. Driver	893	\$20,044,984	\$132,000
SJ Amoroso Construction, Inc.	881	\$21,577,000	\$175,000
Pankow	833	\$23,557,683	\$123,121

Alternate 1: Hazardous material abatement and demolition of the existing library building.

**ATTACHMENT E**

**DEPARTMENT OF PUBLIC WORKS:  
MANHATTAN BEACH LIBRARY PROJECT  
CERTIFY ADDENDUM TO ENVIRONMENTAL IMPACT REPORT  
APPROVE QUITCLAIMS AND GRANT OF EASEMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD DESIGN-BUILD CONTRACT  
SPECS. 7168; CAPITAL PROJECT NOS. 70982 and 70983**

**QUITCLAIM AND EASEMENT DOCUMENTS  
(See Attachment)**



# ORIGINAL

RECORDING REQUESTED BY  
AND MAIL TO:

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
P.O. Box 1460  
Alhambra, CA 91802-1460  
Attention Survey/Mapping & Property  
Management Division  
Title & Escrow Section  
Alan Husted

Space Above This Line Reserved For Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO  
SECTION 27383 OF THE GOVERNMENT CODE.

Assessor's Identification Number:  
4179-002-905 (Portion)

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the CITY OF MANHATTAN BEACH, a municipal corporation (hereinafter referred to as CITY), does hereby remise, release, and forever quitclaim to the COUNTY OF LOS ANGELES, a body corporate and politic, all its right, title, and interest in and to all that real property in the City of Manhattan Beach, County of Los Angeles, State of California, described as Parcel 2-3PP in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING to the CITY, all oil, gas, hydrocarbons, and other minerals, in and under the property, without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of said real property.

Subject to all matters of record.

IN WITNESS WHEREOF, pursuant to a resolution of the City Council of the City of Manhattan Beach, the CITY has caused this Quitclaim Deed to be executed by its duly authorized officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF MANHATTAN BEACH,  
a municipal corporation

ATTEST:

City Clerk

By \_\_\_\_\_  
City Manager

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

City Attorney

MANHATTAN BEACH LIBRARY (2)  
(See: MANHATTAN BEACH CIVIC CENTER (1))  
Parcel 3PP  
S.D. 4 P69571AC  
Project ID: MPM0000401

AH:bw

P:\CONF\QCD-MANHATTAN BEACH LIBRARY 2-3PP.DOCX 83012

By \_\_\_\_\_

**ACKNOWLEDGMENT FORM**

STATE OF CALIFORNIA )  
 ) ss.  
 COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public,  
 (insert name of the officer) (insert title of the officer)

personally appeared \_\_\_\_\_

(insert name(s) and title(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

NOTARIES: ATTACH ADDITIONAL OR OTHER FORMS, IF REQUIRED

**ACKNOWLEDGMENT FORM  
(FOR COUNTY USE ONLY)**

STATE OF CALIFORNIA )  
 ) ss.  
 COUNTY OF LOS ANGELES )

On \_\_\_\_\_, before me, DEAN C. LOGAN, Registrar-Recorder/County Clerk of the County of Los Angeles, personally appeared \_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

DEAN C. LOGAN, Registrar-Recorder/  
 County Clerk of the County of Los Angeles

By \_\_\_\_\_  
 Deputy County Clerk

(Seal)

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_\_  
 DEPARTMENT OF PUBLIC WORKS  
 Survey/Mapping & Property Management Division  
 Supervising Title Examiner

By \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Ordinance No. 95-0052, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 26th day of September 1995, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

By \_\_\_\_\_  
 ASSISTANT DEPUTY DIRECTOR  
 Survey/Mapping & Property Management Division

## EXHIBIT A

Project Name: **MANHATTAN BEACH LIBRARY 2-3PP**  
(see: MANHATTAN BEACH CIVIC CENTER (1))  
A.I.N. 4179-002-904  
T.G. 732-F6  
I.M. 069-157  
R.D. CITY  
S.D. 4  
P.C.A. P69571AC

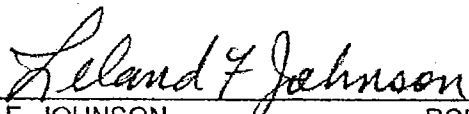
### LEGAL DESCRIPTION

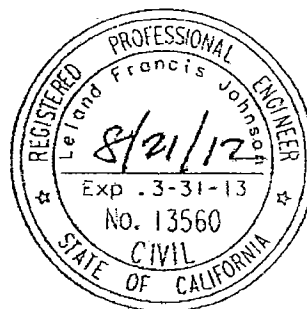
#### **PARCEL NO. 2-3PP (Public purposes)**

A PORTION OF TRACT 2541, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP FILED IN BOOK 24, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY WITHIN THE FOLLOWING DESCRIBED BOUNDARIES;

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 77, SAID TRACT; THENCE NORTH  $24^{\circ} 27' 17''$  WEST ALONG THE SOUTHWESTERLY LINE, AND ITS NORTHWESTERLY PROLONGATION OF SAID LOT A DISTANCE OF 120.00 FEET; TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE, CONTINUING NORTH  $24^{\circ} 27' 17''$  WEST ALONG SAID NORTHWESTERLY PROLONGATION 8.86 FEET; THENCE, NORTH  $65^{\circ} 25' 58''$  EAST 9.00 FEET; THENCE, NORTH  $75^{\circ} 49' 59''$  EAST 55.03 FEET TO THE NORTHWESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DEED TO SAID COUNTY OF LOS ANGELES RECORDED ON JANUARY 25, 1974, AS INSTRUMENT NO. 3509 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE, ALONG SAID NORTHWESTERLY BOUNDARY OF SAID LAND AS DESCRIBED IN SAID DEED, THE FOLLOWING COURSES AND DISTANCES; SOUTH  $37^{\circ} 26' 32''$  WEST, 10.35 FEET; SOUTH  $65^{\circ} 32' 43''$  WEST, 50.14 FEET; AND NORTH  $58^{\circ} 04' 38''$  WEST, 7.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 629 SQUARE FEET, OR 0.0144 ACRES.

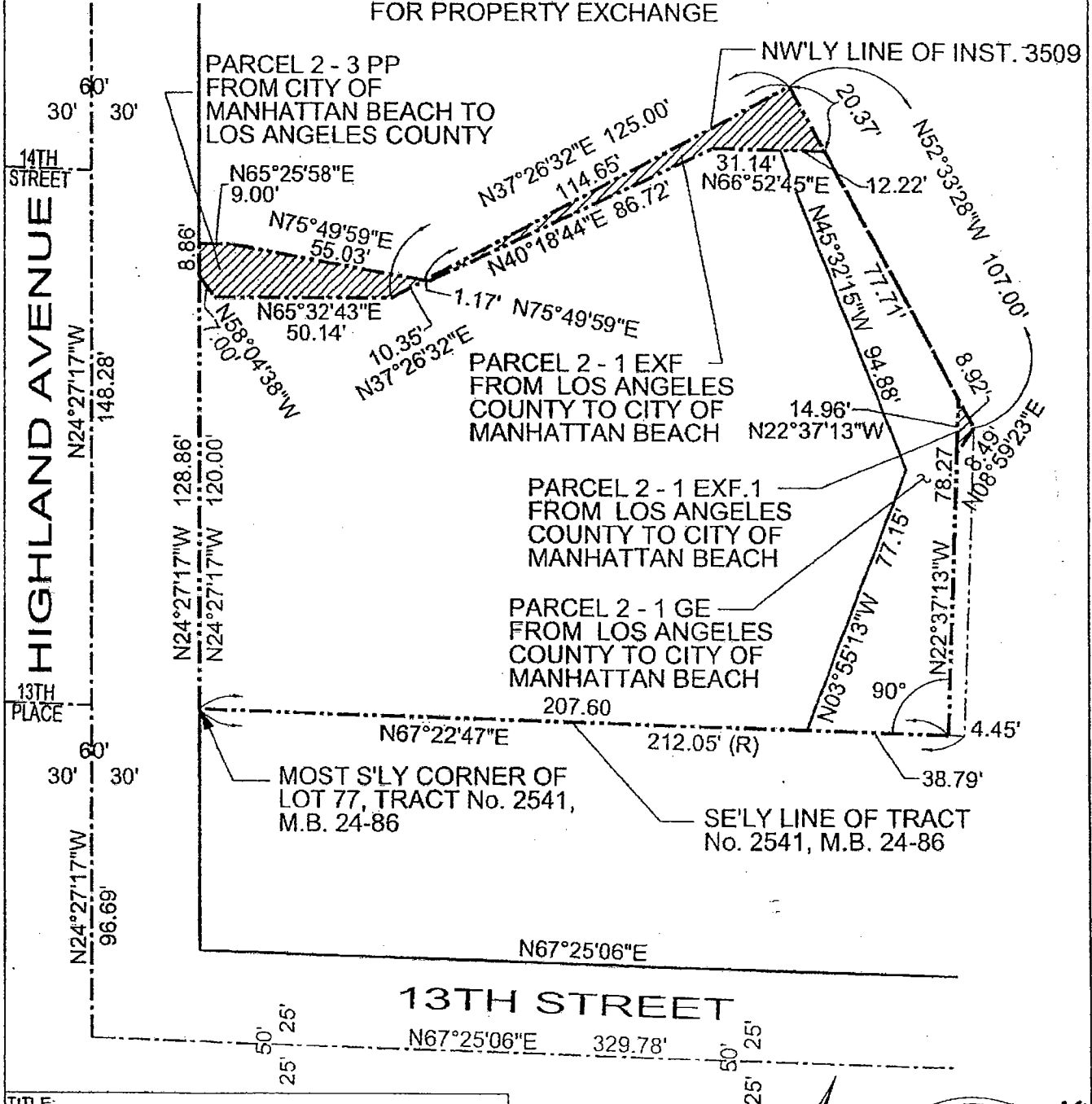
  
LELAND F. JOHNSON RCE 13560  
EXPIRES: MARCH 31, 2013



# EXHIBIT "B"

PAGE 4 OF 4

MAP TO ACCOMPANY LEGAL DESCRIPTION  
FOR PROPERTY EXCHANGE



TITLE:  
MANHATTAN BEACH PUBLIC LIBRARY  
1320 HIGHLAND AVENUE  
MANHATTAN BEACH, CA 90266

PREPARED BY: John M. Cruikshank Consultants, Inc.

411 N. Harbor Blvd, Suite 201

San Pedro, CA 90731

P: 310.241.6550

F: 310.320.8871

www.jmc-2.com



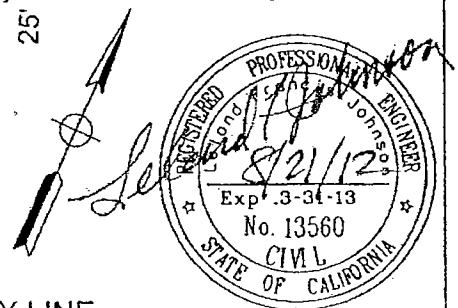
Civil Engineering & Surveying

DATE PREPARED: 8-20-12

SCALE: 1" = 40'

## LEGEND

--- BOUNDARY LINE



ORIGINAL

RECORDING REQUESTED BY  
AND MAIL TO:

City of Manhattan Beach  
City Manager's Office  
1400 Highland Avenue  
Manhattan Beach, CA 90266

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO  
SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION  
27383 OF THE GOVERNMENT CODE.

*Space Above This Line Reserved for Recorder's Use*

Assessor's Identification Number:  
4179-002-904 (Portion)

## EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic (hereinafter referred to as COUNTY), does hereby grant to the CITY OF MANHATTAN BEACH, a municipal corporation (hereinafter referred to as CITY), a variable width utility easement for sewer, storm drains, telephone, power, and communications purposes, but not limited to said facilities, in, on, over, under, and across the real property in the City Manhattan Beach, County of Los Angeles, State of California, described in Exhibit A (the PROPERTY) and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservations and conditions, which the CITY by the acceptance of this Easement document, agrees to keep and perform, viz:

1. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any:
2. It is expressly understood that COUNTY will not be called upon to repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document and that CITY, upon completion of the initial installation and any subsequent repair or replacement of any of the utility lines, shall be solely responsible for repairing and restoring the existing driveway and/or landscaped areas in a manner satisfactory to COUNTY.
3. CITY agrees that it will indemnify and save harmless COUNTY, and its Special Districts, elected officials, and appointed officers, agents, and/or employees from any and all liability, loss, or damage, including but not limited to demands, claims, actions, fees, costs, and expenses (including attorney and expert witness fees) arising from or connected with any act or omission by CITY, its agents, or employees, arising out of the exercise by CITY, or its officers, agents, or employees, of any of the rights granted to it by this Easement document. CITY shall not be obligated to indemnify for liability and expense arising from the active negligence of COUNTY.

4. The provisions and conditions contained in this Easement document shall be binding upon CITY, its successors, and assigns.
5. CITY acknowledges that no surface rights are herein created except the right to access the surface for the initial installation, periodic meter reading, and subsequent repair or replacement the utility service installed in the Easement area.
6. COUNTY reserves the right to use the PROPERTY for any and all purposes consistent with enjoyment of the easement herein granted.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following CITY's exercise of these easement rights to construct such structures and improvements, CITY agrees to pay on behalf of COUNTY that part of any such assessment levied against COUNTY which is based on the value contributed to that area by CITY's said improvements.

Dated March 12, 2013



COUNTY OF LOS ANGELES,  
a body corporate and politic

By *Keith R. Kelley-Thorne*  
Chairman, Board of Supervisors of the  
County of Los Angeles

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors of the  
County of Los Angeles

By *Sachi A. Hamai*  
Deputy

Manhattan Beach Library  
(File: MANHATTAN BEACH LIBRARY (2))  
(See: MANHATTAN BEACH CIVIC CENTER (1))  
Parcel 1GE  
S.D. 4 P69571AC  
Project ID: MPM0000401

KR:bw

P:\TITLE\EASEMAHATTANBEACH1GE.DOC 111512 1<sup>ST</sup> DRAFT

STATE OF CALIFORNIA       )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 12<sup>th</sup> day of March, 20 13, the facsimile signature of MARK RIDLEY-THOMAS, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI  
County Counsel

By [Signature]  
Deputy

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_\_  
DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the deed or grant herein, dated \_\_\_\_\_, from the County of Los Angeles, a body corporate and politic, to the City of Manhattan Beach, a municipal corporation, is hereby accepted pursuant to authority conferred by Resolution No. \_\_\_\_\_ of the City Council of the City of Manhattan Beach, adopted on \_\_\_\_\_, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

By \_\_\_\_\_



# EXHIBIT A

Project Name: **MANHATTAN BEACH LIBRARY 2-1 GE**  
(see: MANHATTAN BEACH CIVIC CENTER (1))

A.I.N. 4179-002-904

T.G. 732-F6

I.M. 069-157

R.D. CITY

S.D. 4

P.C.A. P69571AC

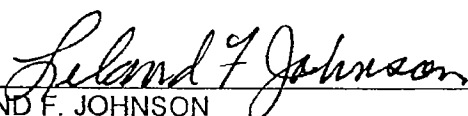
## LEGAL DESCRIPTION

### PARCEL NO. 2-1GE (Grant of Easement):

A VARIABLE WIDTH EASEMENT FOR SEWER, STORM DRAINS, TELEPHONE, POWER AND COMMUNICATIONS, BUT NOT LIMITED TO SAID FACILITIES, OVER THAT PORTION OF TRACT 2541, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP FILED IN BOOK 24, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

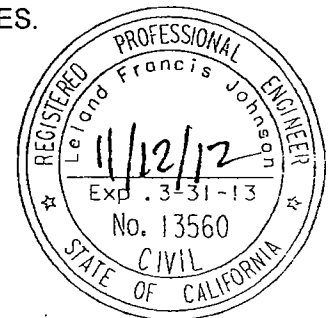
COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 77, SAID TRACT 2541; THENCE, NORTH  $67^{\circ} 22' 47''$  EAST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 2541, A DISTANCE OF 168.81 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID SOUTHEASTERLY LINE OF SAID TRACT 2541, A DISTANCE OF 38.79 FEET, TO THE SOUTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO SAID CITY OF MANHATTAN BEACH, RECORDED ON JULY 12, 2005, AS DOCUMENT NO. 05-1639015 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE, NORTH  $22^{\circ} 37' 13''$  WEST ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION A DISTANCE OF 93.23 FEET TO THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO SAID COUNTY OF LOS ANGELES RECORDED ON JANUARY 25, 1974, AS INSTRUMENT NO 3509 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE, ALONG SAID NORTHEASTERLY LINE NORTH  $52^{\circ} 33' 28''$  WEST, 77.71 FEET; THENCE, SOUTH  $66^{\circ} 52' 45''$  WEST, 12.22 FEET; THENCE, SOUTH  $45^{\circ} 32' 15''$  EAST, 94.88 FEET; THENCE, SOUTH  $03^{\circ} 55' 13''$  EAST, 77.15 FEET, TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3,472 SQUARE FEET, OR 0.08 ACRES.

  
LELAND F. JOHNSON

RCE 13560

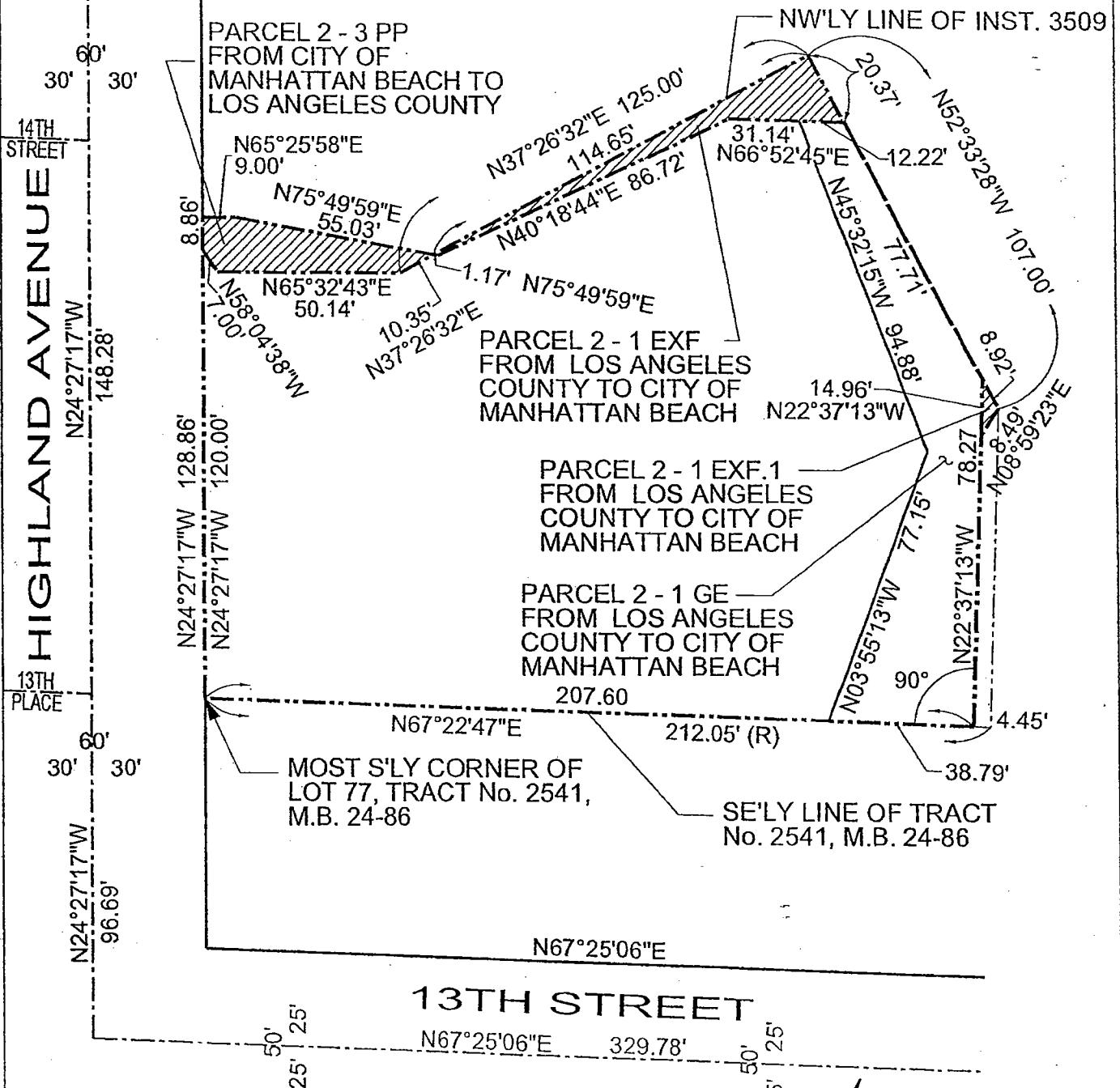
EXPIRES: MARCH 31, 2013





# EXHIBIT "B"

MAP TO ACCOMPANY LEGAL DESCRIPTION  
FOR PROPERTY EXCHANGE



TITLE:  
MANHATTAN BEACH PUBLIC LIBRARY  
1320 HIGHLAND AVENUE  
MANHATTAN BEACH, CA 90266

PREPARED BY: John M. Cruikshank Consultants, Inc.



Civil Engineering & Surveying

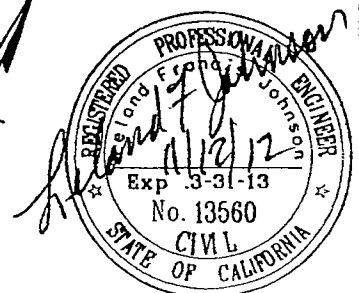
411 N. Harbor Blvd, Suite 201  
San Pedro, CA 90731  
P: 310.241.6550  
F: 310.320.8871  
www.jmc-2.com

DATE PREPARED: 11-12-2012

SCALE: 1" = 40'

## LEGEND

----- BOUNDARY LINE



ORIGINAL

RECORDING REQUESTED BY  
AND MAIL TO:

City of Manhattan Beach  
City Manager's Office  
1400 Highland Avenue  
Manhattan Beach, CA 90266

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO  
SECTION 27383 OF THE GOVERNMENT CODE.

Assessor's Identification Number:  
4179-002-904 (Portion)

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to the CITY OF MANHATTAN BEACH, a municipal corporation, all its right, title, and interest in and to the real property in the City of Manhattan Beach, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated March 12, 2013



(COUNTY-SEAL)

COUNTY OF LOS ANGELES,  
a body corporate and politic

By Mark Ridley-Thomas  
Chairman, Board of Supervisors of the  
County of Los Angeles

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]

Deputy

Manhattan Beach Library  
(File: MANHATTAN BEACH LIBRARY (2))  
(See: MANHATTAN BEACH CIVIC CENTER (1))  
Parcels 1EXF and 1EXF.1  
S.D. 4 P69571AC  
Project ID: MPM0000401

KR:bw

P:\TITLE\KRQQDMANHATTANBEACH 1EXF.DOC 111512 1<sup>st</sup> draft

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES        )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 12<sup>th</sup> day of March, 20 13, the facsimile signature of MARK RIDLEY-THOMAS, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]

Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI  
County Counsel

By [Signature]

Deputy

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_\_  
DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

#### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant herein, dated \_\_\_\_\_, from the County of Los Angeles, a body corporate and politic, to the City of Manhattan Beach, a municipal corporation, is hereby accepted pursuant to authority conferred by Resolution No. \_\_\_\_\_ of the City Council of the City of Manhattan Beach, adopted on \_\_\_\_\_, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

By \_\_\_\_\_

## EXHIBIT A

Project Name: **MANHATTAN BEACH LIBRARY 2-1 EXF**

Includes: Parcel Nos. 2-1EXF. 1

(see: MANHATTAN BEACH CIVIC CENTER (1))

A.I.N. 4179-002-904

T.G. 732-F6

I.M. 069-157

R.D. CITY

S.D. 4

P.C.A.P69571AC

### LEGAL DESCRIPTION

#### PARCEL NO. 2-1EXF (Quitclaim of fee):

A PORTION OF TRACT 2541, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP FILED IN BOOK 24, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES;

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 77, SAID TRACT; THENCE NORTH 24° 27' 17" WEST ALONG THE SOUTHWESTERLY LINE, AND ITS NORTHWESTERLY PROLONGATION OF SAID LOT A DISTANCE OF 128.86 FEET; THENCE, NORTH 65° 25' 58" EAST 9.00 FEET; THENCE, NORTH 75° 49' 59" EAST 55.03 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; SAID POINT ALSO BEING IN THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO SAID COUNTY OF LOS ANGELES RECORDED ON JANUARY 25, 1974, AS INSTRUMENT NO. 3509 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE, ALONG SAID NORTHWESTERLY LINE OF SAID LAND AS DESCRIBED IN SAID DEED, NORTH 37° 26' 32" EAST, 114.65 FEET; TO THE NORTHEASTERLY LINE OF SAID LAND; THENCE, ALONG SAID NORTHEASTERLY LINE SOUTH 52° 33' 28" EAST, 20.37 FEET; THENCE, SOUTH 66° 52' 45" WEST, 31.14 FEET; THENCE, SOUTH 40° 18' 44" WEST, 86.72 FEET; THENCE SOUTH 75° 49' 59" WEST, 1.16 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 596 SQUARE FEET, OR 0.0137 ACRES.

#### PARCEL NO. 2-1EXF.1 (Quitclaim of fee):

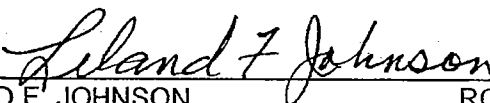
A PORTION OF TRACT 2541, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP FILED IN BOOK 24, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES;

EXHIBIT A

MANHATTAN BEACH LIBRARY 2-1EXF

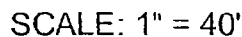
COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 77, SAID TRACT; THENCE NORTH  $67^{\circ} 22' 47''$  EAST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 2541 A DISTANCE OF 207.60 FEET TO THE SOUTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO SAID CITY OF MANHATTAN BEACH, RECORDED ON JULY 12, 2005, AS DOCUMENT NO. 05-1639015 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH  $22^{\circ} 37' 13''$  WEST, 78.27 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF SAID SOUTHWESTERLY LINE; THENCE, CONTINUING NORTH  $22^{\circ} 37' 13''$  WEST, 14.96 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO SAID COUNTY OF LOS ANGELES RECORDED ON JANUARY 25, 1974, AS INSTRUMENT NO. 3509 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY OF LOS ANGELES; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH  $52^{\circ} 33' 28''$  EAST, 8.92 FEET TO THE NORTHWESTERLY LINE OF SAID LAND DESCRIBED IN DEED TO THE CITY OF MANHATTAN BEACH; THENCE, ALONG SAID NORTHWESTERLY LINE SOUTH  $08^{\circ} 59' 23''$  WEST, 8.49 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 33.3 SQUARE FEET, OR 0.0008 ACRES.

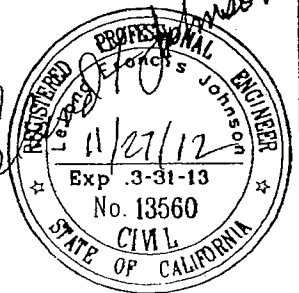
  
LELAND F. JOHNSON RCE 13560  
EXPIRES: MARCH 31, 2013



MAP TO ACCOMPANY LEGAL DESCRIPTION  
FOR PROPERTY EXCHANGE



— . . — BOUNDARY LINE



**ATTACHMENT F**

**DEPARTMENT OF PUBLIC WORKS:  
MANHATTAN BEACH LIBRARY PROJECT  
CERTIFY ADDENDUM TO ENVIRONMENTAL IMPACT REPORT  
APPROVE QUITCLAIMS AND GRANT OF EASEMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD DESIGN-BUILD CONTRACT  
SPECS. 7168; CAPITAL PROJECT NOS. 70982 and 70983**

**REIMBURSEMENT RESOLUTION  
(See Attachment)**



RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES DECLARING ITS INTENTION TO  
REIMBURSE CERTAIN CAPITAL EXPENDITURES FROM THE  
PROCEEDS OF TAX-EXEMPT OBLIGATIONS

(Manhattan Beach Library Project)

WHEREAS, from time to time the County of Los Angeles, (the "County") expects to incur and pay certain expenditures (the "Expenditures") for the construction of a new public library in Manhattan Beach, California (the "Project"); and

WHEREAS, no funds of the County or of any other entity which is a part of the controlled group of which the County is a part (the "Controlled Group") are, or are reasonably expected to be, allocated, reserved, or otherwise set aside in the County's budget or in the Controlled Group's budget, on a long-term basis to pay the costs of the Project; and

WHEREAS, certain costs of the Project will initially be paid from amounts temporarily withdrawn from the General Fund of the County and/or the proceeds of Tax-Exempt Commercial Paper ("TECP") issued by the Los Angeles County Capital Asset Leasing corporation ("LAC-CAL"); and

WHEREAS, expenditures which may be reimbursed with proceeds of tax-exempt obligations are limited to those which are (1) properly chargeable to a capital account (or would be so chargeable with a proper election or with the application of the definition of placed in service under 1.150-2 of the regulations of the United States Department of Treasury under the Internal Revenue Code of 1986, as amended (the "Treasury Regulations"); under general federal income tax



principles; or (2) certain de minimus or preliminary expenditures satisfying the requirements of Treasury Regulation Section 1.150.2(f); and

WHEREAS, the County reasonably expects sometime in the future to issue tax-exempt bonds, notes, or certificates of participation, or enter into a tax-exempt lease with a third-party lessor (“Obligations”) and to use the proceeds to redeem the TECP and reimburse the Expenditures of the Project which were paid with amounts withdrawn from the General Fund of the County or with the proceeds of the TECP; and

WHEREAS, the Treasury regulations require that costs of the Project must be reimbursed not later than 18 months after the capital expenditures are paid or 18 months after the Project are placed in service, whichever is later; and

WHEREAS, upon the issuance of Obligations, the County will:

(1) evidence the reimbursement allocation with an entry in the books or records which it maintains with respect to the Obligations, (2) identify in such entry the actual prior expenditure being reimbursed or the fund from which the expenditure was paid, and (3) be relieved of any restrictions under the relevant legal documents and applicable state law with respect to the amount received as reimbursement as a result of the reimbursement allocation; and

WHEREAS, this Resolution will be reasonably available for public inspection within a reasonable period of time after its date of adoption and in the manner governing the public availability of records of other official acts of the County Board of Supervisors; and

WHEREAS, this Resolution is intended to be a “declaration of official intent” in accordance with Treasury Regulation Section 1.150-2;

NOW, THEREFORE, this Board does find, resolve, determine and order in accordance with Section 1.150-2 of the Treasury Regulations, the County declares its intention to issue Obligations to

finance the Project in an amount not to exceed \$6,000,000 the proceeds of which will be used to reimburse the County for capital expenditures paid for the Project prior to the issuance of said Obligations.

The foregoing resolution was on the 12<sup>th</sup> day of March, 2013 adopted by the Board of Supervisors of the County of Los Angeles and *ex-officio* the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.



SACHI A. HAMAI, Executive Officer,  
Board of Supervisors of the County  
of Los Angeles

By

Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI  
COUNTY COUNSEL

By

Deputy County Counsel